Reduction of size of LIG and MIG Flats

7256. SHRI O. P. KOHLI: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the reasons as to why the DDA had reduced the sizes of L.I.G. and M.I.G. flats (NPRS, 1979) at Bindapur at the time of allotment in 1993; and

(b) the reasons why the price of certain flats were increased by as much as 26 times in violation of the High Court order in which the DDA was asked not to increase the original amount more than 4/5 times?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON): (a) The Delhi Development Authority has reported that, due to the rise in cost of construction, it has decided to allot partially-built incremental flats of reduced plinth area with the provision for the allottee to build additional floors himself, when fully built, the size of these flats will be more than the minimum prescribed size of LIG/MIG flats, with the added advantage that allottees pay only for the portion built by the DDA. In addition, incremental houses given an advantage to the allottee to have his own fully-owned house as compared to flatted construction and to increase living space on a need basis.

(b) The DDA has denied that the costs of the flats has increased by 26 times The prices of flats are worked out by them on completion of flats from time to time on 'actual cost' basis. The High Court order regarding prices of certain flats has been referred to a larger Bench by the Hon'ble Supreme Court for consideration.

Regional variation in the degree of Urbanisation

7257. SHRI ANANTRAY DEVSHANKER DAVE: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether there exists a wider regional variations in degree of urbanisation among various States;

(b) if so, the details and reasons therefor;

(c) whether Government have any professional policy for the States having urbanisation index below the National average: and

(d) if so, the detials thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON): (a) and (b) There exists wide inter and inter-regional variations in the degree of urbanisation among various States as can be seen from the enclosed Annexure (*See* Appendix 170, Annexure No. 145). The reasons for wide regional variations are:—

(i) Wide difference in rural-urban population base rates of birth and death and rural urban and urban urban miiration in States due to historical, socio-economic and demographic factors.

(ii) Wide defference in economic development (agricultural and industrial development) patterns leading to inter-regional income/wage differentials due to natural and other facts including patterns of private investment, etc. These differences substantially affect natural growth and migration patterns.

(c) Government of India does have any specific preferential policy for the States having the urbanisation index below the national average.

(d) Does not arise.